



## NOTICE OF DECISION

**MAP & TAX LOT:** 2S128D001200  
**CASE NO:** LU 2020-019 CUP / SP / VAR  
**DATE OF DECISION:** November 22, 2021

### **APPLICANT**

Willamette Water Supply Program  
1850 SW 170<sup>th</sup> Ave  
Portland, OR 97204

### **OWNER**

Willamette Water Supply Program  
1850 SW 170<sup>th</sup> Ave  
Portland, OR 97204

**NOTICE:** Notice is hereby given that on November 22, 2021, the Sherwood Community Development Director's designee **APPROVED** the **Final Site Plan** application for LU 2020-019 CUP / SP / VAR. The decision was made after review of the applicant's submitted materials and consideration of the original Notice of Decision.

The applicant has satisfied the Conditions of Approval included in the original Notice of Decision dated December 17, 2020.

### **B. Prior to Final Site Plan Approval**

- 1. Prior to Final Site Plan approval, provide tree canopy calculations for the parking lot landscaping. The trees provided shall meet the requirements for 47 parking stalls.**

**FINDING:** The applicant has provided revised tree canopy calculations for the parking lot landscaping included in Exhibit A. The plans indicate trees will be provided that meet the minimum requirements for 47 parking stalls. This condition has been satisfied.

- 2. Prior to Final Site Plan approval, revise the Transportation Circulation Plans to show the parallel parking stalls along Road A east of the Plant Maintenance and Chemical Facilities buildings to be sized and marked based on the dimensional standards of SZCDC § 16.94.020(B). Parallel parking stalls shall be a minimum of 24 ft. length x 9 ft. width.**

**FINDING:** The applicant has provided revised plans that show the dimensions of the parallel parking stalls along Road A. The stalls are 24 ft. x 9 ft. as required by the condition. This condition has been satisfied.

- 3. Prior to Final Site Plan approval, revise the Transportation Circulation Plans to show the proposed markings for the 20 ft. x 180 ft. uncovered unloading area located east of the Chemical Facilities building.**

**FINDING:** The applicant has provided revised plans that show the proposed markings for the uncovered loading area. This condition has been satisfied.

- 4. Prior to Final Site Plan approval, revise the plans to show a minimum 6 ft. tall site obscuring fence around the long-term outdoor storage area.**

**FINDING:** The applicant’s narrative states the outdoor storage area will be used for short-term construction staging at this time. A fence will be provided around the storage area prior to the area being used for long-term storage.

- 5. Prior to Final Site Plan approval, provide a street tree planting plan in conformance with SZCDC § 16.142.060 that includes all right-of-way receiving frontage improvements along the north and east property lines, as modified by the PGE agreement and applicable City of Sherwood Design Modifications.**

**FINDING:** The applicant has provided a street tree planting plan that conforms to the requirements of SZCDC § 16.142.060. This condition has been satisfied.

**Exhibits**

- A. Applicant’s Final Site Plan Submittal


**INFORMATION:** For information on the decision or to obtain copies of file materials, please contact Eric Rutledge, Associate Planner, at 503-625-4242 or [rutledgee@sherwoodoregon.gov](mailto:rutledgee@sherwoodoregon.gov).

**APPEAL:** Pursuant to Sherwood Zoning and Community Development Code Section 16.72.010.B.3.a, an appeal of the Planning Director to the Planning Commission must be filed not later than 14 days after the date of mailing of this notice of decision.

**DECLARATION OF MAILING**

STATE OF OREGON        )  
  )  
Washington County        )

I, Eric Rutledge, for the Planning Department, City of Sherwood, State of Oregon, in Washington County, do declare that the Notice of Decision for Final Site Plan approval on Case File No. LU 2020-019 CUP / SP / VAR was placed in a U.S. Postal receptacle or transmitted via electronic mail, on November 22, 2021.

  
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City of Sherwood Planning Department